



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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DEPARTMENT OF PLANNING AND ZONING  
MARSHA MCLAUGHLIN, DIRECTOR

TECHNICAL STAFF REPORT

Planning Board Meeting of April 24, 2008

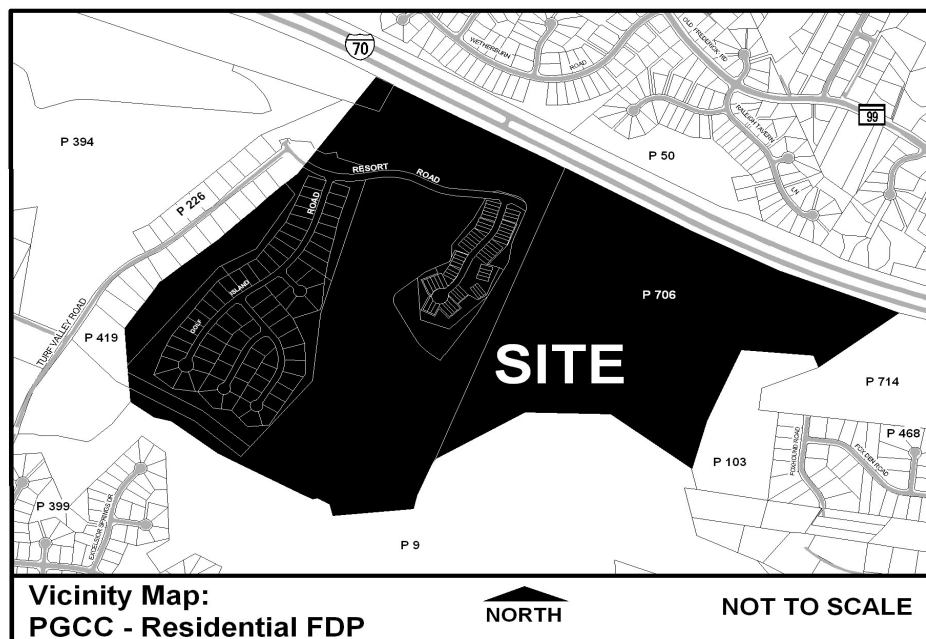
Petitioner: Mangione Enterprises of Turf Valley, LP

Subject: Second Amendment to the Turf Valley Residential Subdistrict Final Development Plan (FDP)

Request: For Planning Board approval of the Second Amendment to the Turf Valley Residential Subdistrict FDP.

The Second Amendment to the Turf Valley Residential Subdistrict FDP revises the FDP map and text criteria in accordance with the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan and current Howard County Zoning Regulations. Map revisions consist of the addition of Parcel 706 to the Residential Subdistrict and reconfiguration of development areas resulting from the Parcel 706 addition and development within the Subdistrict since the First Amendment to the FDP. Criteria revisions consist of the addition of uses permitted within the Subdistrict, clarification of Bulk Regulations and revision of the Land Use Tabulation. The Second Amendment criteria reflect those found in the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan and current Zoning Regulations.

In accordance with Section 126.G of the Howard County Zoning Regulations, the developer may propose a revision of the previously approved First Amendment to the Turf Valley Residential Subdistrict Final Development Plan, provided that the revised Final Development Plan, including the text criteria, is submitted for review. Planning Board consideration and approval is required in accordance with Howard County Zoning Regulations.

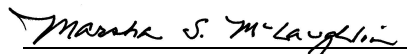


Location: The 277.26-acre site addressed by this FDP is identified on Tax Map 16, Grid 16, Parcels 8 and 706, in the Second Election District of Howard County, Maryland. It is bounded on the west by Turf Valley Section One, a subdivision zoned R-20, on the north by Interstate Route 70, and on the east and south by David Force Park. David Force Park, zoned R-20, is a Howard County park.

SRC Action: By letter dated April 8, 2008, the Department of Planning and Zoning informed the petitioner that Subdivision Review Committee comments regarding the Final Development Plan amendment had been adequately addressed and that the SRC had no additional comments warranting additional revised or direct submissions.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends approval of the Second Amendment to the Turf Valley Residential Subdistrict Final Development Plan.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

04/16/08  
Date